


Memorandum

DATE: July 9, 2012
TO: Development Processing Review Committee
FROM:  Rick LeFeuvre, Director, OC Public Works/OC Planning
SUBJECT: DPRC Meeting Minutes – June 14, 2012

A meeting of the Development Processing Review Committee was held on Thursday, June 14, 2012, at 8:30 a.m. in the H. G. Osborne Building, on the Eighth Floor, in Executive Conference Room 808.

MEMBERS

Michael Recupero – Recupero & Associates, Inc. (1st District)
Jay Bullock – Planning Solutions, (Chair) (2nd District)
Rick Fitch – Hunsaker & Associates (3rd District)
Carl Taylor – Huitt-Zollars, Inc. (Vice-Chair) (4th District)

STAFF

Rick LeFeuvre – Director, OC Planning
Michael Balsamo – Manager, OC Planning/OC Community Development
Laree Brommer – Manager, OC Planning/OC Planned Communities/Land Use Planned Communities
Angela Crespi – Manager, OC Planning/OC Community Development/Customer Care Permit Services
Eric Hull – Manager, OC Planning/OC Community Development/Neighborhood Preservation
Mahrooz Ilkhanipour – Manager, OC Planning/OC Community Development/County Property Permits
Bea Bea Jiménez – Manager, OC Planning/OC Planned Communities/Land Use Planned Communities
Judy Kim – OC Community Development/Customer Care Permit Services
Polin Modanlou – Manager, OC Planning/OC Community Development
Harry Persaud – Manager, OC Planning/OC Planned Communities
Jennifer Shook – OC Engineering/OC Flood/OC Watersheds
Mary Anne Skorpanich – Manager, OC Engineering/OC Flood/OC Watersheds
Chuck Stanfield – Manager, OC Engineering/OC Inspection/Building & Grading Inspection Services
Hadi Tabatabaee – Orange County Building Official, OC Public Works

MEMBERS ABSENT

Lee Lowrey – Lowrey Pacific Capital (1st District)
Jackie Hare – J. L. Hare Associates, Inc. (2nd District)
Joe Lambert – Construction Planning Services (3rd District)
Fred Ameri – RBF Consulting (5th District)
Thomas Grable – Tri-Pointe Homes (5th District)

1. Water Quality Update

Mary Anne Skorpanich, OC Watersheds Manager, reported the following:

- Permittees under the three Regional Water Quality Control boards (Santa Ana, Riverside, and San Diego) are currently coordinating with each other to address the stormwater permit renewals as well as hydromodification requirements.
- The concern is that there is little room for change; staff believes it would be beneficial to present real-world case studies to the board members as the applications of hydromodification requirements remain contentious.
- The hydromodification strategy being advocated by the Santa Ana Regional Board is unique to this district in that they are an outlier on their regulations concerning discharge into hardened channels.
- A study has been commissioned on the economics of Low Impact Development (LID) designs and the costs of developing a BMP.
- As these changes are being contemplated, potential impacts on current development would depend on when a WQMP is approved; as it is, the earliest expected date for any changes is December 2012.

DPRC members requested that there be another update in the fall.

2. Approval of Meeting Minutes for April 12, 2012 and May 10, 2012

The meeting minutes for April 12, 2012 and May 10, 2012 will be voted upon at the September meeting.

3. Blanket Concurrent Processing Letter

- In the past, RMV and builders used a blanket concurrent processing letter; the concern is that some builders feel that they cannot include certain permits under the letter because they were not ready to submit.
- Staff explained that they currently do and have been accepting blanket letters; however, it was noted that some ministerial permits have been filed prior to the submittal of the required discretionary permit.
- DPRC members requested that this item be discussed more in detail at a future meeting and would like to know if there is a County policy and procedure for blanket concurrent processing.

4. Pre-file Meeting Expectations and Deliverables

- During Phase 1 of the Ranch Plan, builders felt that the pre-file meetings were not a positive experience; there was a lack of perceived value compared to the cost.
- Ideally, they would like to work with staff to develop a less expensive, more productive pre-file meeting.
- Laree commented that later stages of review were more efficient in part due to comprehensive pre-file review.

5. Planning Division Update

Mike Balsamo reported the following:

- Beginning in August, the CEO's office will begin to centralize the aesthetics of the various County Department websites in order to match each other.

- The contracts for the three firms currently providing plan check services (RBF Consultants, Hunsaker & Associates, and Winzler-Kelly/GHD) are due to expire October 30th. The County will be going out to bid for firms who provide government plan check services.
- The Board of Supervisors held their first budget hearing meeting for the year; the final meeting will be on June 26th.

Laree Brommer reported the following:

- Ten items are on the June 20th agenda for the Subdivision Committee hearing, for PA1 of the Ranch Plan.
- The development at Tonner Hills is set to move forward onto Phase 2.

6. OCPW Standard Plans Manual

Hadi Tabatabaee reported the following:

- The deadline for completion has been extended to the end of December, before going to the Board for approval.
- The delay is for AWP standards that are not yet finalized and there are many ADA changes that need to be included.
- The Committee is still eliminating standards that are not being used, as well as adding minor modifications.

7. Fee Deposit Estimates and Tracking

- As requested in last month's meeting, staff presented a comparative report which provided a cost analysis of the deposits made compared to the work completed. If necessary, staff may revisit the deposit schedule.
- This item will be discussed further in September.

8. 2012 Processing Fee Adjustment

Mike Balsamo reported that there is a relatively equal balance of total revenue versus costs. As there will be no changes, the County will wait until the next fiscal year for any updates.

9. Strategic, Methodical and Consistent (SMaC) Recipe for DPRC

This item will be discussed at the September meeting, due to low member turnout.

10. Other Business

- DPRC members discussed the District 4 representative vacancy; members are encouraged keep up attendance, as they do not wish to overburden County staff if DPRC members are not committing.
- Discussion occurred related to the number of County staff necessary routinely for DPRC meetings. Adjustments will occur at the next meeting.
- The August meeting will be cancelled; the final summer meeting will be in July, and then continue in September for the fall.

11. Next Meeting

The next meeting of the Development Processing Review Committee will be held on Thursday, July 12, 2012, at 8:30 am.